

OFFICE FOR LEASE

10486 ARMSTRONG STREET, FAIRFAX, VA 22030



\$22.00 PSF
FULL SERVICE PLUS UTILITIES

- 3,277 SQUARE FEET ON THREE LEVELS
- END-UNIT OFFICE CONDOMINIUM, IDEAL FOR LAWYERS, ACCOUNTANTS, PSYCHOLOGISTS OR OTHER PROFESSIONALS
- IDEAL LOCATION ACROSS FROM CITY HALL AND WALKING DISTANCE TO COURTHOUSE
- SEVEN PRIVATE OFFICES WITH SEPARATE RECEPTION AND WAITING AREAS
- TWO CONFERENCE ROOMS, THREE BATHROOMS AND A LARGE KITCHENETTE
- AMPLE PARKING IN REAR OF BUILDING



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The figure displays three hand-drawn floor plans of a building, oriented vertically. Each plan includes a central corridor and various rooms. The plans are labeled as follows:

- First Floor:** The top plan, showing a central staircase and several rooms. It includes a table with dimensions and a scale bar.
- Second Floor:** The middle plan, showing a similar layout to the first floor but with different room divisions. It also includes a table with dimensions and a scale bar.
- Third Floor:** The bottom plan, showing a layout with a central staircase and rooms. It includes a table with dimensions and a scale bar.

Each floor plan is accompanied by a table of dimensions and a scale bar. The tables are as follows:

First Floor Table:

Overall Length	Overall Width
Room 1 Length	Room 1 Width
Room 2 Length	Room 2 Width
Room 3 Length	Room 3 Width
Room 4 Length	Room 4 Width
Room 5 Length	Room 5 Width
Room 6 Length	Room 6 Width
Room 7 Length	Room 7 Width
Room 8 Length	Room 8 Width
Room 9 Length	Room 9 Width
Room 10 Length	Room 10 Width
Room 11 Length	Room 11 Width
Room 12 Length	Room 12 Width
Room 13 Length	Room 13 Width
Room 14 Length	Room 14 Width
Room 15 Length	Room 15 Width
Room 16 Length	Room 16 Width
Room 17 Length	Room 17 Width
Room 18 Length	Room 18 Width
Room 19 Length	Room 19 Width
Room 20 Length	Room 20 Width
Room 21 Length	Room 21 Width
Room 22 Length	Room 22 Width
Room 23 Length	Room 23 Width
Room 24 Length	Room 24 Width
Room 25 Length	Room 25 Width
Room 26 Length	Room 26 Width
Room 27 Length	Room 27 Width
Room 28 Length	Room 28 Width
Room 29 Length	Room 29 Width
Room 30 Length	Room 30 Width
Room 31 Length	Room 31 Width
Room 32 Length	Room 32 Width
Room 33 Length	Room 33 Width
Room 34 Length	Room 34 Width
Room 35 Length	Room 35 Width
Room 36 Length	Room 36 Width
Room 37 Length	Room 37 Width
Room 38 Length	Room 38 Width
Room 39 Length	Room 39 Width
Room 40 Length	Room 40 Width
Room 41 Length	Room 41 Width
Room 42 Length	Room 42 Width
Room 43 Length	Room 43 Width
Room 44 Length	Room 44 Width
Room 45 Length	Room 45 Width
Room 46 Length	Room 46 Width
Room 47 Length	Room 47 Width
Room 48 Length	Room 48 Width
Room 49 Length	Room 49 Width
Room 50 Length	Room 50 Width
Room 51 Length	Room 51 Width
Room 52 Length	Room 52 Width
Room 53 Length	Room 53 Width
Room 54 Length	Room 54 Width
Room 55 Length	Room 55 Width
Room 56 Length	Room 56 Width
Room 57 Length	Room 57 Width
Room 58 Length	Room 58 Width
Room 59 Length	Room 59 Width
Room 60 Length	Room 60 Width
Room 61 Length	Room 61 Width
Room 62 Length	Room 62 Width
Room 63 Length	Room 63 Width
Room 64 Length	Room 64 Width
Room 65 Length	Room 65 Width
Room 66 Length	Room 66 Width
Room 67 Length	Room 67 Width
Room 68 Length	Room 68 Width
Room 69 Length	Room 69 Width
Room 70 Length	Room 70 Width
Room 71 Length	Room 71 Width
Room 72 Length	Room 72 Width
Room 73 Length	Room 73 Width
Room 74 Length	Room 74 Width
Room 75 Length	Room 75 Width
Room 76 Length	Room 76 Width
Room 77 Length	Room 77 Width
Room 78 Length	Room 78 Width
Room 79 Length	Room 79 Width
Room 80 Length	Room 80 Width
Room 81 Length	Room 81 Width
Room 82 Length	Room 82 Width
Room 83 Length	Room 83 Width
Room 84 Length	Room 84 Width
Room 85 Length	Room 85 Width
Room 86 Length	Room 86 Width
Room 87 Length	Room 87 Width
Room 88 Length	Room 88 Width
Room 89 Length	Room 89 Width
Room 90 Length	Room 90 Width
Room 91 Length	Room 91 Width
Room 92 Length	Room 92 Width
Room 93 Length	Room 93 Width
Room 94 Length	Room 94 Width
Room 95 Length	Room 95 Width
Room 96 Length	Room 96 Width
Room 97 Length	Room 97 Width
Room 98 Length	Room 98 Width
Room 99 Length	Room 99 Width
Room 100 Length	Room 100 Width

Second Floor Table:

Overall Length	Overall Width
Room 1 Length	Room 1 Width
Room 2 Length	Room 2 Width
Room 3 Length	Room 3 Width
Room 4 Length	Room 4 Width
Room 5 Length	Room 5 Width
Room 6 Length	Room 6 Width
Room 7 Length	Room 7 Width
Room 8 Length	Room 8 Width
Room 9 Length	Room 9 Width
Room 10 Length	Room 10 Width
Room 11 Length	Room 11 Width
Room 12 Length	Room 12 Width
Room 13 Length	Room 13 Width
Room 14 Length	Room 14 Width
Room 15 Length	Room 15 Width
Room 16 Length	Room 16 Width
Room 17 Length	Room 17 Width
Room 18 Length	Room 18 Width
Room 19 Length	Room 19 Width
Room 20 Length	Room 20 Width
Room 21 Length	Room 21 Width
Room 22 Length	Room 22 Width
Room 23 Length	Room 23 Width
Room 24 Length	Room 24 Width
Room 25 Length	Room 25 Width
Room 26 Length	Room 26 Width
Room 27 Length	Room 27 Width
Room 28 Length	Room 28 Width
Room 29 Length	Room 29 Width
Room 30 Length	Room 30 Width
Room 31 Length	

[illegible]

FLOORING SCHEDULE

LOWER LEVEL	
AREA	REMARKS
ENTRANCE	PARQUET / W. ALUMINUM - DRYER / 3/8" & PAD
H. 100	CERAMIC TILE
H. 100, 101, 104	BLACK STONE CARPET AND PAD
H. 102	VCT
H. 103, 104, 105	BRICK / 3/8" & PAD
No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860	

SECOND FLOOR

AREA	DYNAMICS
#201, 202, 203 210, 211, 212 AND ALL BALCONIES AND OPEN AREAS OUTSIDE	SHEAR / SPEC II FRP ↓ HARDWARE w/ PLASTER - SHEAR / SPEC II FRP.

2nd Floor Top

The floor plan includes the following labeled areas and features:

- ATTORNEY (B1)**: Located in the top left corner.
- ATTORNEY (201)**: Located in the top right corner.
- RESTROOM**: Centrally located between the two attorney offices.
- RECEPTION**: Located below the central restroom.
- HALL**: A central hallway connecting the main areas.
- STAIRS**: Located on the right side of the plan.
- OFFICE (201)**: Located in the middle right section.
- OFFICE (202)**: Located in the bottom left section.
- OFFICE (203)**: Located in the bottom right section.
- MEETING ROOM**: Located in the center-bottom area.
- CONFERENCE ROOM**: Located in the bottom left area.
- ENTRY**: Located at the bottom center.
- EXIT**: Indicated by arrows pointing out from the building.
- Structural Notes**:
 - "WATER TO ATT 201" with an arrow pointing to a room.
 - "WATER 5' from wall" with an arrow pointing to a wall.
 - "PLASTER TO CEILING" with an arrow pointing upwards.
 - "REINFORCED ROOF BILLY'S" with an arrow pointing to a roof area.
 - "N-UP" indicating stairs going up.

Upper Level